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School Property Tax Control Board Meeting Minutes December 2, 2004

The monthly meeting of the School Property Tax Control Board meeting was held on December 2, 2004. The meeting was held in the Indiana Government Center South, Conference Center Room 2, 302 West Washington Street, Indianapolis, IN 46204. Present for the meeting was Patty Bond, Carlyn Johnson, Bill Roberson, Dave Bowen, Chuck Nemeth, Melissa Henson and Teresa Hemmerle, Administrative Officer.

Minutes and Discussion: November 16, 2004 meeting minutes.

Shelbyville Central School Corporation, Shelby County: Officials requested approval of a lease rental agreement with maximum annual rental payments of \$3,279,000 for 22 years. Tax rate impact is \$0.24 with no planned new facility appeal. Total project cost is \$35,900,000. Common construction wage information was in order. There was no application for a petition and remonstrance process.

Present for the hearing was James Peck, Superintendent; Mark Millis, Assistant Superintendent; Michael Shreves, Business Manager; Dennis Harrold, School Attorney; Wayne Schmidt and John Hempstead, Architects; Lonnie Therber, Therber and Brock and Jane Herndon, Jim Shanahan and Andy Hollenbeck, Ice Miller.

Project: The project involves three schools; Shelbyville Central High School, a complete updating of the infrastructure throughout the building. This takes in the HVAC, electrical and plumbing systems. There will be some window and door replacement.

To accommodate program needs that have occurred through the years, a 42k square foot addition will be constructed at the High School, which allows for reconfiguration and expansion of some academic areas. The media center will be relocated and expanded, science and computer labs will be increased in size, office space will be created for department heads, the guidance area will be expanded, classrooms will be relocated to group all those in the same department together and hallways will be added to relieve traffic congestion in some areas of the building. The building has been designed to be easy to maintain, energy efficient and to allow all students to enjoy equal access to all educational areas.

At Coulton and Loper Elementary Schools, the existing windows and heating system are at the end of sustainable life and will be replaced. Also, ADA modifications will occur in the restrooms of both facilities.

Description of structures to be remodeled or expanded- Shelbyville Central High School was originally constructed in 1958 and has received six small additions, the latest in 2000. Except for infrastructure, the building is in good condition. It received a new roof in the late 1990s and was air-conditioned in 2000. Increased programs have resulted in overcrowding in some areas, separation of classrooms in the same department, and congestion in some areas. These situations will be corrected by the proposed construction project. Coulston Elementary School was constructed in 1956 and has three additions. Loper Elementary School was constructed in 1961 and has had two additions. Both buildings are sound but need the heating system and windows replaced.

Comments: The Superintendent spoke about the project. The project involves renovating the high school, which was built in 1958. Officials have spent the last year involving the community in meetings. The community has been very supportive of the project and no negative comments have been made. The project cost is \$34 million and would increase property taxes on a \$100,000 home by \$140 per year. The project also involves HVAC improvements and replacement of windows and doors at two elementary schools.

Mr. Bowen asked if the clerk of the works was an individual. The Superintendent replied yes, a Shelbyville man that has acted in that capacity on a previous project for their school district and is currently overseeing the county jail project. Mr. Bowen asked if the architect has any relationship to the school corporation and the Superintendent said no, they are independent. Mr. Bowen questioned the cost of the clerk of the works of \$390,000. He asked if that amounted to \$195,000 per year. The Superintendent said no, the project would take longer than two years to complete. Mr. Bowen asked if the wage was \$70,000 per year and the Superintendent replied yes.

Ms. Johnson asked about question four on page twelve of the hearing information sheet. Mr. Therber replied it was an error. The answers to questions four and five were reversed.

Ms. Bond asked what was included in the loose equipment request and the Superintendent said it included student and teacher desks and some projection equipment.

Mr. Roberson asked if the two school board members that were absent from the lease hearing vote were in favor of the project and the Superintendent replied yes.

Ms. Bond asked about the decrease in enrollment that was experienced this year. The Superintendent said that most were students whose families moved out of state. He could not pinpoint the reason for the families leaving, as there has been no major loss of jobs in the Shelbyville area. Ms. Bond confirmed the lease rental payments were \$3,279,000 and the term is 22 years. The Superintendent said yes.

Motion: Mr. Roberson made a motion to approve a lease rental agreement with maximum annual payments of \$3,279,000 for 22 years. Ms. Johnson seconded the motion, which favorably carried 5-0. Mr. Nemeth was absent for the vote.

MSD of Lawrence Township, Marion County: Officials requested approval of a lease rental agreement with maximum annual rental payments of \$3,450,000 for 22 years. Tax rate impact is \$0.0597 with a planned new facility appeal tax rate of \$0.0161. Total project cost is \$35 million. Common construction wage information was in order. There was no application for a petition and remonstrance process.

Present for the hearing was Mike Copper, Superintendent; Edward Williams, Assistant Superintendent; Robin Phelps, Chief Financial Officer; Larry Amonett, Assistant Business Manager; David Day, School Attorney; Brian McFarland, Architect; Terry Greene, Construction Manager; Colette Irwin-Knott, HJ Umbaugh and Thomas Peterson, Ice Miller.

Project: The project consists of construction of four new early childhood educational facilities to be built at the existing Amy Beverland Elementary School, Brook Park Elementary School, Mary E. Castle Elementary School, and Winding Ridge Elementary School. Each 45,000 square foot learning facility will include twelve kindergarten classrooms, eight preschool/special education classrooms, two cafeteria spaces, one kitchen and one play area. Each building will also include administrative offices, a workroom, storage, a speech and hearing room, a conference room and a clinic and wellness center. The project also includes the construction of parking lot and site work.

Comments: The Assistant Superintendent spoke about the project. The school district has been studying this project for some time. The project focuses on the 3 to 5 year old students in the district. The high schools are running out of space, which is where the centralized kindergarten program is located. There are 5,100 students currently at Lawrence Central High School and officials expect enrollment to increase to 5,500 students in a few years. Officials are looking at improving the opportunities for early learning students in the district. They are seeing an increase in the number of special education pre-school students. Some students must be sent to community daycare centers due to space constraints at the schools, which is more expensive to the school district. The project involves the construction of four facilities located at four elementary schools situated in the four quadrants of the school district. There will be twelve kindergarten classrooms at each facility and allows for full-day kindergarten everyday. The average class size is 21 and there is a waiting list currently for the program. There will be eight pre-school classrooms at each facility, including the special education area. Lawrence North High School is currently overcrowded at 2,900 students. Lawrence Central High School will gain 43,000 square feet upon moving the kindergarten program, so officials expect to move some North students to Central. This project allows the district to serve their special education pre-school students in-house, which will reduce costs. There have been surveys to parents and they do not want the early learning programs located at the high school. This project will expand early learning opportunities and continues the strategic plan on the early learning program. The furniture and equipment at the current site will be moved to the new sites to save on expenses. The school board vote at the lease hearing was 5 to 0 and there was no petition filed opposing the project.

Ms. Johnson asked if there were no special education students at the centralized kindergarten facility currently. School officials said there are some, but the facility is not large enough to handle all of them. Officials explained that schools must provide service to special education

students starting at age three. They have 200 students in the program currently. There is not only a cost of the community facilities providing the service, but costs of transporting them to the facilities as well. Ms. Johnson asked if full-day kindergarten is available to students. The Assistant Superintendent said there are three options for parents to choose, full-day every day, full-day alternating days and half day. Ms. Johnson asked if there was a cost associated with the full-day option and Ms. Phelps replied \$70. Ms. Johnson asked if there was a fee for the full-day alternate day option and school officials replied no.

Mr. Bowen asked what is the lowest age the school district is responsible to educate. The Superintendent replied it is three years old per the State of Indiana for special education students. Mr. Bowen asked if school officials are required to charge for this service and the Superintendent said yes.

Ms. Johnson asked if transportation costs would increase due to this change. The Assistant Superintendent said they would decrease since they are transporting students to twenty different sites currently. Ms. Johnson asked about the costs of renovating the kindergarten areas at the high school for use by the older students. The Assistant Superintendent said it would be minimal. Ms. Johnson asked when the new kindergarten facilities would be ready and the Assistant Superintendent said June 30, 2006.

Ms. Bond asked why parents did not like the centralized kindergarten. Ms. Phelps said parents did not like it located at the high school with the older students. The Assistant Superintendent said they are also running out of space at Lawrence Central High School and it is landlocked limiting the possibility of an addition. Ms. Bond asked if there would be administrators assigned to each of the four sites. The Superintendent said one person would oversee all four sites. They will add two assistant principals for the facilities. Ms. Bond asked if there was a cafeteria on each facility and the Assistant Superintendent said yes. Ms. Bond asked if there would be a multipurpose room at the facilities and the Assistant Superintendent said yes and would be located on the other side of the cafeteria.

Mr. Nemeth asked how long the kindergarten has been located at the high school and the Assistant Superintendent said 22 or 23 years. Mr. Nemeth asked if the school receives a grant for full-day kindergarten from the Department of Education and the Superintendent said yes. Mr. Nemeth asked what was included in the \$500,000 request for loose equipment. The Assistant Superintendent said it was for technology-related items mostly. They will also buy some items for the special education program. Mr. Nemeth asked how a construction manager was selected. The Assistant Superintendent said they sought proposals for the service and sent out invitations for firms to submit proposals.

Motion: Mr. Bowen made a motion to approve a lease rental agreement with maximum annual payments of \$3,450,000 for 22 years. Mr. Roberson seconded the motion, which favorably carried 6-0.

Plainfield Community School Corporation, Hendricks County: Officials requested approval of a lease rental agreement with maximum annual rental payments of \$8,450,000 for 25 years. Tax rate impact is \$0.5806 with a planned new facility appeal rate impact of \$0.2061. Total

project cost is \$102,300,000. Common construction wage information was in order. There was no application for a petition and remonstrance.

Present for the hearing was Jerry Holifield, Superintendent; Jud Wolfe, Assistant Superintendent; Pat Spray, Director of Curriculum; Robert Wood, School Attorney; Tim Jackson, Owner's Representative; Max Hetrick, Committee member; Carrie Thomas, Student Representative on Committee; Wayne Schmidt, Architect; Greg Guerrettaz, Financial Solutions Group and Jane Herndon, Jim Shanahan and Andy Hollenbeck, Ice Miller.

Project: The primary goal for the construction of the new Plainfield High School is to enhance the education of current and future students by providing a facility that encourages learning and promotes new technology. The project will create a modern and functional high school facility and campus while reflecting the good stewardship of the Plainfield Community School Corporation. These goals will be achieved through a total construction cost of approximately \$76 million.

Upon completion of the project, the building's area will be approximately 445,000 gross square feet. The project is designed for an initial capacity of 1,600 students with core facilities to accommodate 2,200 students. This ultimate capacity would be achieved with a classroom addition of approximately 48,000 square feet. Construction of the project will begin with an early site construction phase in April 2005. The entire project is expected to be complete in October 2007 for student occupancy in January 2008.

Spaces will be designed to be flexible and easily maintained by staff. Operational costs will be considered, as well as construction costs, in order to keep initial and future costs as low as possible, without compromising good design. Testing of various building systems and materials will occur during construction to ensure proper system operation and material durability.

All departments have been consulted through the design process to determine scope and need. While the individual sections of the schematic design manual outline the project scope, the major scope items include:

Two-story Classroom Wings include:

- 50 classrooms
- 14 computer labs
- 4 art labs
- 2 family and consumer science labs
- 1 industrial technology lab
- 11 science labs
- 150 seat lecture hall
- 735 seat cafeteria
- A 999-seat auditorium and performing arts support room for band, choral, etc.

Indoor Athletic Facilities include:

- A 3,500 seat gymnasium

- A “four-court” field house with weight room, locker rooms, wrestling room, and other support areas.
- An 8-lane competition swimming pool

Site Facilities include:

- Football stadium with track
- 2 football practice fields
- A competition soccer field
- A practice soccer field
- 10 tennis courts
- 2 baseball fields
- 2 softball fields

Comments: The Assistant Superintendent said the project involves the construction of a new high school.

The Superintendent spoke about the project. There have been no individuals that have come forward opposing the project throughout the process. They have experienced steady growth over the last several years. They have been utilizing the space that was available at the high school. A committee was formed to study building needs and they were given no instructions or construction preferences of the administration. The committee reached the conclusion that a new high school was needed. The middle school would be moved into the current high school eventually and the current middle school would become a 4th-5th facility. The elementary schools would then become kindergarten through 3rd grade. This project could then impact capacity concerns at all levels. The kindergarten program is located at the high school currently and officials plan to centralize that program in the future. There have been many newspaper articles on this project and several meetings held to discuss it. The project is strongly supported by the community. Officials looked at two sites and there was no conflict over either site. Officials will purchase land located on State Road 267. The architect is meeting with staff to determine space needs.

Ms. Johnson asked about the current grade configuration of the school district. The Superintendent replied the elementary schools are 1st-5th, the middle school is 6th-8th and the high school is 9th-12th. Ms. Johnson questioned if the new structure would cause an increase in administrative costs. The Superintendent said they would increase anyway as new facilities would be needed at all levels. The Assistant Superintendent said they would have to construct a new building regardless. Officials felt a new high school and reconfiguring grade levels made the most sense economically. The building needs would cause an increase in administrative costs regardless.

Ms. Bond asked if the kindergarten program was held at the high school. The Superintendent said yes, they occupy one wing of the facility.

Ms. Johnson asked about the Owner’s Allowances costs listed on the hearing information sheet. The Assistant Superintendent said it was for line stabilization and to hire a company to keep dust

down if it becomes a problem. Ms. Henson said that is usually included with the contingency line item on other projects.

Mr. Bowen questioned the high contingency costs listed. The Assistant Superintendent said he knows it is high, but they wanted to protect the budget. Mr. Bowen asked about design contingencies and officials said they are included.

Ms. Henson asked why bids were being taken in phases. Officials said phase 1 was to get earthwork started in the summer, phase 2 is for structural steel and concrete and phase 3 covers the remainder of the project. Ms. Henson asked if there would be only one bond sale. Ms. Herndon replied two, one in May and one in August.

Mr. Nemeth felt the loose equipment seemed high. The Assistant Superintendent said it was for technology in the building, computer systems and all furnishings. He said the technology portion was \$2 million and loose equipment was \$3 million. Mr. Nemeth asked if the Owner's Representative would be paid the \$224,000 budgeted. The Superintendent said he would be paid on an hourly basis. Mr. Nemeth asked the high school student on the committee to discuss her impressions of the project. Ms. Thomas said that Plainfield has the lowest tax rate in the area and parents are supportive as they see the need for space at the high school.

Ms. Bond asked what type of renovation would be necessary to transform the high school into a middle school. The Superintendent said there are roof and water problems at the facility currently, but the rooms are a nice size for a middle school. Ms. Bond asked when the high school would be completed. The Assistant Superintendent said December 2007 and they would like to move in January 2008. It would definitely be ready for the 2008-2009 school year. The current high school would remain vacant for one year and then be renovated for a middle school. A subdivision of 600 homes has been platted so the elementary level may need to be addressed in the near future. When the new high school is completed and occupied and the assessed value is known, officials will phase in any other projects that become necessary. Ms. Bond asked if the school owned the land for the new high school and the Superintendent said they are in the process of buying it. Ms. Bond asked where the site was located on State Road 267 and the Superintendent said near I-70. He said that area residents living adjacent to the land support the site location.

Ms. Henson asked if there was an agreement for the purchase of the land and Ms. Herndon said they plan to purchase the land in January.

Motion: Ms. Johnson made a motion to approve a lease rental agreement with maximum annual payments of \$8,450,000 for 25 years. Mr. Roberson seconded the motion, which favorably carried 6-0.

Adjournment: There was no further business to discuss and the meeting was adjourned.